



# 540 Montana Bay High River Alberta

\$679,900

This stunning 1+1 bedroom, 3-bath villa is perfectly nestled in a serene green space within a quiet cul-de-sac in the vibrant Montrose community. Montrose is known for its thoughtfully planned design, with beautifully landscaped natural areas, a picturesque pond, and pathways leading to parks and playgrounds. The home boasts a simple yet elegant single-level, open-concept layout ideal for easy living. The central kitchen features two-tone cabinets, quartz countertops, stainless steel appliances, and a spacious walk-in pantry. The oversized island overlooks the dining and living areas, providing the perfect space for meal prep and gatherings. Vaulted ceilings and a cozy gas fireplace enhance the warmth and style of the living space. Step outside from the dining area to the oversized, extended balcony and enjoy tranquil views of the green space. The primary suite is a peaceful retreat, complete with a 5-piece ensuite and a walk-in closet. The fully developed walk-out basement includes a spare bedroom, a 4-piece bath, and a comfortable living space that opens onto an extended cement pad—ideal for quiet outdoor moments (sod to be added in Fall 2024). Additionally, the basement features an oversized storage area with potential for further development. The backyard is fenced with access to scenic walking paths through a private gate. Additional features include air conditioning for year-round comfort, an insulated and drywalled double car garage, upgraded blinds (\$6K), and a newly poured cement back patio at a \$7K value (which wasn't included in the seller's purchase) added for the sale. With no condo fees or HOA, you can enjoy your home without extra costs. This inviting community offers convenience and leisure, with tennis courts, shopping at Co-op groceries and Canadian Tire, and a variety of restaurants just a short walk away. The local rec center and the charm of small-to...

4pc Bathroom 8.83 Ft x 5.42 Ft

Bedroom 12.08 Ft x 12.25 Ft

Recreational, Games room 21.58 Ft x 11.08 Ft

Other 29.92 Ft x 26.33 Ft

2pc Bathroom 4.75 Ft x 5.00 Ft

5pc Bathroom 12.67 Ft x 10.08 Ft

Dining room 8.08 Ft x 9.00 Ft

Foyer 6.25 Ft x 6.50 Ft

Kitchen 14.00 Ft x 13.25 Ft

Living room 14.00 Ft x 12.00 Ft

Other 6.58 Ft x 5.25 Ft

Primary Bedroom 12.92 Ft x 11.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Other 17.58 Ft x 19.75 Ft

Furnace 10.00 Ft x 6.75 Ft